



Minutes of the Public Hearing & Annual Meeting of The Housing Authority of Thurston County September 24, 2020

The regular meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, September 24, 2020. This meeting was held virtually via Go To Meeting. There being a quorum, the meeting was called to order by Chair, Neil McClanahan.

Roll Call:

Commissioners: Vag Mayi, Jay Goldstein, Maureen McLemore, Neil McClanahan, Joelene Gioulis
Staff: HATC Staff
Public: No Public acknowledged when asked

Public Testimony: No Public acknowledged

Action: Approval of Minutes: Maureen moved to approve the minutes from the July 23, 2020 virtual board meeting. Jay seconded. **Motion Carried.**

Action: Approval of Vouchers: Vag moved to approve the vouchers for July 22, 2020 – September 21, 2020. Maureen seconded. **Motion Carried.**

Agenda Item Discussion: Rental Assistance Update by Karen McVea

- Karen presented an HCV waiting list lease up update. Discussion followed.
- We received CARES Act special funding award for HCV. We received about \$470,000 to go towards additional HAP. We can apply for additional Mainstream funds for the CARES Act. Discussion followed
- Karen and Melissa Walker gave an update on the new landlord portal. Discussion followed

Agenda Item Discussion: Finance Update by Tom Rawson

- Daniel Arevalo gave an update on the new Direct Deposit option for landlords. Direct Deposit is up and running and we have a lot of interest in it. Discussion followed.
- Neil asked for a brief update on HATC Reserves. Tom gave an update and discussion followed.

Agenda Item Discussion: Development Update by Bob Ricks

- Bob spoke about rent collections. It seems to be doing well. We generally seems to start out rough in the beginning of the month, but by the end of the month, delinquencies are down. Discussion followed.
- Bob presented pictures of the siding for Olympia Crest I. The siding was starting to rot and paint was ^{not} sticking very well on the weather side. We tore down old siding and new siding is currently going up. It will make a big difference in long-term durability. We are about 20% complete with the work. Discussion followed.
- Bob gave an update on the Olympia Crest III construction project. He presented a preliminary layout of the new buildings. There will be a total of 28 units. There will also be a new space for play equipment. We are hoping to break ground next spring. Discussion followed

Agenda Item Discussion: Housing Stability Update by Tammie Smith

- Tammie spoke about our new program, Foundational Community Support (Medicaid). We have a total of eight clients in supportive employment right now, bringing in about \$200 per month per client. Discussion followed
- Tammie spoke about the new FSS Newsletter. WE are trying to increase participation and give information out to the community. We are hoping to do an FSS Newsletter every quarter. Discussion followed

Agenda Item Discussion: Administrative Update by Craig Chance

- Craig spoke about searching for a new telephone system for the agency. We are working with our IT agency to help with this project. Discussion followed
- We have ordered HUD books that will be sent to our commissioners for Commissioner Education.
- Craig invited the board to attend the virtual Safeplace presentation in October. Discussion followed

Other Business Discussion:

- Neil spoke about potentially doing another project that is similar to what we did with Allen Orchard and the Peter G. Schmidt elementary school. Discussion followed
- Tammie Smith spoke about a success story of a family that came to HATC from a Motel 6 in Centralia about 5 years ago. She gave a brief history of the family. This family is now off of the voucher program and has purchased a house.

Meeting Adjourned

Approved:


Neil McClanahan, Chair
Board of Commissioners

22-OCT-2020
Date